

Community and Economic Development Department
Planning Division

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RECEIVED
MAY 20 2005
DIV. OF HOUSING
POLICY DEVELOPMENT HCD

May 17, 2005

State of California
State Clearing House and Planning Unit
P.O. Box 3044
Sacramento, CA 95812-3044

Re: 2004 Annual Report on the Status of the General Plan

To Whom It May Concern:

Please find enclosed a copy of the City of Moreno Valley's Annual Planning Commission Report for calendar year 2004 approved on May 10, 2005. This Annual Report is submitted as required by the California Planning Law, Government Code 65400.

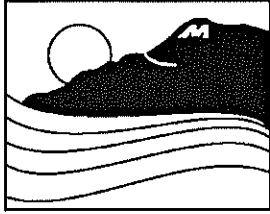
Sincerely,

John C. Terrell
Planning Official

JCT:dm

Enclosure

M O R E N O



V A L L E Y

*City of
Moreno Valley*

Planning Commission
ANNUAL REPORT
To the City Council

January - December 2004

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ACKNOWLEDGEMENTS

ACKNOWLEDGEMENTS

CITY COUNCIL (Elected)

	DISTRICT	TERM EXPIRES
Richard Stewart, Mayor	2	November 2006
Bonnie Flickinger, Mayor Pro Tem	4	November 2006
Charles R. White	1	November 2008
Frank West	3	November 2008
William H. Batey	5	November 2008

PLANNING COMMISSION (Appointed)

	TERM EXPIRES
Rick DeJong, Chair	January 2007
Maria Marzoecki, Vice Chairperson	January 2007
George Riechers	January 2007
Michael S. Geller	January 2009
Bruce R. Springer	January 2009
Richard Dozier	January 2009
Douglas W. Merkt	January 2009

CITY MANAGER

Gene Rogers

COMMUNITY DEVELOPMENT DEPARTMENT

Linda B. Guillis, Director

Planning Division

John Terell, ACIP Planning Official
Leticia Esquivel, Secretary II
Darisa Morton, Secretary I
Cynthia Kinser, Principal Planner
Chris Ormsby, ACIP Senior Planner
Jeff Specter, Senior Planner
Julia Yamashita, Permit Technician
Jeffrey Bradshaw, Associate Planner
Mark Gross, Associate Planner
Edward Robertson, Associate Planner
Gabriel Diaz, Associate Planner
Claudia Manrique, Assistant Planner
Julia Descoteaux, Assistant Planner

MAJOR ACCOMPLISHMENTS

MAJOR ACCOMPLISHMENTS

The Moreno Valley Planning Commission is committed to implementing the adopted General Plan, Development Code and Design Guidelines. The Development Code and Design Guidelines, combined with the adopted Landscape Development and Specifications, are the major tools to implement the General Plan.

The purpose of this Annual Report is to highlight significant accomplishments, summarize ongoing projects, and describe special studies that the Moreno Valley Planning Commission have been working on during the 2004 calendar year. A major function of this report is to acknowledge and evaluate the ongoing implementation of the General Plan. This report is prepared in accordance with Section 65040.5 of the California Government Code.

Major Accomplishments in 2004 were:

Major development projects reviewed by the Planning Commission in 2004 were as follows:

- PA03-0058 (Tentative Tract Map 32155) P03-099 (Variance for Lot Width) for the division of 4.44 acres into 17 parcels single-family residential lots. The variance is to allow for 60-foot wide lots instead of 70-feet. north of Cottonwood Ave., west of Lasselle St., and east of Nutmeg St., between Jim Dr. and Anise St.
- PA03-0078 (Tentative Tract Map 31320) for the division of 0.78 acres into 5 parcels single-family residential lots at the southwest corner of Webster Ave. and Val View St.
- PA03-0094 (Tentative Tract Map 31494) to subdivide 7.6-net acres into 12 single-family residential lots. South side of Cottonwood Ave. and 300-feet west of Collie St.
- PA03-0046 (Tentative Tract Map 31284) to subdivide 50.82 acres into 144 single-family residential lots. Southwest corner of Cottonwood Ave. and Quincy St.
- PA03-0095 (General Plan Amendment) PA03-0096 (Zone Change) PA03-0097 (Tentative Tract Map No. 31213) to change the land use from Office to R5 in order to subdivide 17.29-net acres into 63 single-family residential lots. Northwest corner of Alessandro Blvd. And Morrison St.
- PA03-0013 (Tentative Parcel Map 31034) to subdivide the 36.04-net acres of parcel 11 of Parcel Map 24128 into two parcels in the Industrial zone of the Moreno Valley Industrial Area Plan (SP#208). North side of Globe St. between Perris Blvd. And Kitching St.
- PA02-0063 (Tentative Tract Map 28860) to subdivide a 46.16-acre parcel into nine (9) single-family residential lots within the HR (Hillside Residential) land use district. North side of Globe St. between Perris Blvd. And Kitching St.

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- PA03-0087 (Plot Plan) for construction of 552 apartments on 33.24 acres. Includes 30 3-story residential buildings, with 3 community centers and 2 swimming pools. Area bounded by Towngate Blvd., Memorial Way, Town Circle and Heritage Way.
 - PA03-0110 (Change of Zone) PA03-0111 (General Plan Amendment) PA03-0112 (Tentative Tract Map 31591) to subdivide 10 acres (8.7 net acres) into 33 single-family residential lots; requires Zone Change and General Plan Amendment from C (Commercial) to R5 (Single-family residential 7200 sq. ft. minimum lot size). Northwest corner of Morrison St. and Eucalyptus Ave.
 - PA03-0059 (Tentative Tract Map 31297) PA03-0063 (Conditional Use Permit) to subdivide 1.24 acres into 6 residential lots, ranging from 7,915 to 9,165 square feet; and a Conditional Use Permit for a Planned Development to provide flexibility in development standards for the proposed development, as long as project density does not exceed maximum for the district. Via Von Batsch.
 - PA96-0087 (City-wide Landscape Standards) to provide specific design standards for private landscaping citywide, to implement the February 11, 2003, update landscape guidelines in the City's Municipal Code.
 - PA03-0155 (Tentative Tract Map 31707) to subdivide an approximately 1.37-acre parcel into 4 residential lots within an R5 zoned district. 23815 Ironwood Ave.
 - PA03-0100 (Tentative Tract Map 31621) P03-157 (Variance for Lot Width) for the division of 3.1 acres into 12 parcels single-family residential lots. The variance is to allow for a minimum of 62-foot wide lots instead of 70 feet currently required by R5 zoning. East end of Tranquil Way between Hubbard St. and Perris Blvd.
 - PA02-0126 (Tentative Tract Map 30998) to subdivide 60 acres into 47 single-family lots, ranging from 40,051 to 56,496 square feet in the R1 zone. Northeast corner of Ironwood Ave. and Quincy St.
 - PA03-0133 (Plot Plan) PA03-0136 (Tentative Condominium Map) for the division of 4.29 acres into 60 condominiums within 5 buildings, without facilities and pool area. 25353 Sunnymead Blvd.
 - PA03-0114 (Plot Plan) P03-144 (Variance) for a five unit multi-family development at 24426 Eucalyptus Ave. The variance is to allow for multi-family development on a 66-foot wide lot instead of required 100 feet under Village Residential (VR) in the Sunnymead Specific Plan (SP 204).
 - PA03-0122 (Tentative Condominium Map) PA03-0123 (Plot Plan) for an 18 unit condominium complex development at 24426 Dracaea Ave.

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- PA03-0064 (Tentative Tract Map 31424) PA03-0164 (Conditional Use Permit) to subdivide an 18.9 (net) acre portion of land into 37 single-family residential lots under the existing RA-2 (Residential Agriculture-2 District) land use district at the density no greater than 2 units per acre. Southeast corner of Quincy St. and Eucalyptus Ave.
 - PA04-0012 (Tentative Tract Map 32145) PA04-0013 (Plot Plan) for the construction of 165 multi-family residences on 10.3 acres. Two and three units are proposed, ranging in size from 1,000 square feet to 1,400 square feet and designed in the Spanish Colonial Revival, Monterey Spanish Revival and the Monterey New England Revival styles. Northeast corner of Iris Ave. and Los Cabos.
 - PA04-0014 (Tentative Tract Map 32146) PA04-0015 (Plot Plan) for the construction of 126 multi-family residences on 7.7 acres. Two and three-bedroom units are proposed, ranging in size from 1,000 square feet to 1,400 square feet and designed in the Spanish Colonial Revival, Monterey Spanish Revival and the Monterey New England Revival styles. Lasselle St., north of Iris Ave.
 - PA03-0020 (Plot Plan) for construction of a 320-unit apartment complex on 20.77 gross acres. The 2-3 story apartment structures will include 60 3-bedroom units, 168 2-bedroom units, and 72 1-bedroom units. Southside of Alessandro Blvd., west of Kitching Street.
 - PA03-0082 (Plot Plan) for construction of 144-unit apartment complex on 11.31 acres. 12 2-story buildings are proposed, incorporating 24 3-bedroom units, 96 2-bedroom units, and 24 1-bedroom units. 13210 Heacock
 - P03-089 (Specific Plan Amendment) PA03-0137 (Condominium Tentative Tract Map 31889) PA03-0138 (Condominium Plot Plan) PA03-0140 (Condominium Plot Plan) PA03-0141 (Condominium Tentative Map 31890) to amend the Eastgate Specific Plan (SP207), changing the zoning for two sites from Commercial to SP207 MFR-15, a new zoning classification allowing up to 15 dwellings per acre, create an 87-unit condominium complex on approximately 6.6 acres, and to create a 138-unit condominium complex on approximately 10.7 acres. Southwest corner of Cactus Ave. and Moreno Beach Dr., Northwest corner of JFK Dr. and Moreno Beach Dr.
 - PA02-0074 (Tentative Tract Map 30708) for a subdivision of approximately 5.6 acres into 20 single-family residential lots at the southwest corner of Iris Ave. and Lasselle St. within the Moreno Valley Ranch Specific Plan.
 - PA00-0035 (Change of Zone) PA00-0036 (General Plan Amendment) PA00-0037 (Pre-Zoning and General Plan Amendment) PA03-0086 (Tentative Tract Map 31592) for a Change of Zone and General Plan Amendment from Residential 2 (Up to 2 dwellings per acre) and Hillside Residential to Residential 3 (Up to 3 dwellings per acre) and Open Space, a General Plan Amendment and rezoning prior to annexation to Residential 3 and Open Space, a subdivision of approximately 199 acres into 138 single-family residential lots ranging from 10,012 to 25,906 square feet in area, common ownership lots, open space and trails, on approximately 60 acres east of Perris Blvd. at the east end of Covey Road between

Casey Rd. and Manzanita Ave. and approximately 138 acres at the north end of old Perris Blvd., north of the city limits in Riverside County.

- PA03-0117 (Tentative Tract Map 31275) to subdivide 5.09 acres into 17 single-family residential lots at the northwest corner of Pigeon Pass Rd. and Swan St.
- PA03-0131 (Tentative Tract Map 31789) to subdivide 7.34 acres into 24 single-family residential lots south of Ironwood Ave, east of Lasselle St.
- PA03-0145 (Conditional Use Permit) to install a 50-foot high-unmanned monopole flagpole wireless communications facility at 23975 Manzanita Ave. (Gateway Park).
- PA04-0017 (Conditional Use Permit) to install a 51-foot high-unmanned monopalm wireless telecommunications facility at 11650 Perris Blvd.
- PA03-0108 (Plot Plan) for a 5,998 square foot carpet and floor covering retail store at the southwest corner of Indian St. and Sunnymead Blvd.
- PA04-0047 (Condominium Map) PA04-0048 (Plot Plan) for the construction of 64 multi-family residences (12 2-story structures) on 5.9 gross acres (5.0 net). Two and three-bedroom units are proposed, ranging in size from 1,226 sq. ft. to 1,626 sq. ft. and designed in the Spanish Colonial Revival, Monterey Spanish Revival and the Monterey New England styles. Southwest corner of Iris Ave. and Avenida De Circo.
- PA04-0049 (Condominium Map) PA04-0050 (Plot Plan) for the construction of 41 multi-family residences (10 2-story structures) on 5.2 gross acres (4.0 net). Two and three-bedroom units are proposed, ranging in size from 1,226 sq. ft. to 1,626 sq. ft. and designed in the Spanish Colonial Revival, Monterey Spanish Revival and the Monterey New England Revival styles. Southeast corner of Iris Ave. and Lasselle St.
- PA04-0051 (Condominium Map) PA04-0052 (Plot Plan) for the construction of 172 Condominiums on 19.3 acres. Two and three-bedroom units are proposed, ranging in size from 1,173 sq. ft. and 1,564 sq. ft. and designed in the Spanish Colonial Revival Monterey, Spanish Revival and the Monterey New England Revival Styles. Southeast corner of Iris Ave. and Lasselle St.
- PA03-0014 (Plot Plan) to construct 3 industrial buildings ranging in size from 394,840 sq. ft. to 649,682 sq. ft. on a 73-acre parcel.
- PA03-0130 (Plot Plan) for a 40-unit, two story hotel building on a 0.84 parcel of land within the CC (Community Commercial) land use district and within the Village Plan (SP No. 204).
- PA04-0004 (Plot Plan) to develop 61 affordable apartment units on a 4.28-acre parcel of land (3.6 net acres) within the R-20 (Residential-20) land use district. Southeast Corner of Bay Ave. and Pan Am Blvd.

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- PA03-0169 (Plot Plan) PA04-0002 (Master Plot Plan) to construct a 56,335 square foot neighborhood commercial center, consisting of a 31,500 square foot multi-tenant building and three additional pad buildings on a 6.61 acre parcel of land in the C (Commercial) or HR (High Density Residential) zoned district and within the Moreno Valley Ranch Specific Plan No. 193. Northeast corner of Iris Ave. and Lasselle St.
 - PA03-0057 (Tentative Parcel Map 31109) to subdivide an approved apartment project on two parcels into three parcels for finance purposes. Northwest corner of Hemlock Ave. & Graham St.
 - PA04-0055 (Tentative Parcel Map 32174) for the subdivision of one residential parcel of 14.7 acres into three parcels on property zoned R-15 (threshold density 12 dwelling units per acre, maximum of 15 dwelling units per acre). Multi-family residential is currently under construction on 6 acres of the site. Southeasterly of Cottonwood Ave. and Heacock St.
 - PA04-0021 (Tentative Tract Map 32210) to subdivide an approximately 5.13 – acre parcel into 20 single-family residential lots. Angela Way & Tarano Ln.
 - PA04-0030 (Tentative Tract Map 32018) to subdivide an approximately 20-acre parcel into 77 single-family residential lots. Cottonwood Ave., between Perris Blvd. and Kitching St.
 - PA04-0043 (Conditional Use Permit) to install an unmanned monopalm wireless telecommunications facility within the property of an existing storage site. 24875 Alessandro Blvd.
 - PA04-0059 (Tentative Parcel Map 32469) for a 3-lot parcel map to subdivide a 29.9-acre parcel for finance and conveyance purposes. Southeast corner of Lasselle St. and Iris Ave.
 - PA03-0105 (Amended Conditional Use Permit) to construct a 45,000 sq. ft. multi-purpose building within an existing church property. 24081 Myers Ave.
 - PA03-0039 (Plot Plan) PA04-0085 (Municipal Code Amendment) for a 26-unit apartment project on 1.72-acres in the R-15 zone. Municipal Code Amendment would reduce required parking for multiple family residential projects of three or more units. South side of Hemlock Ave. and approximately 550-feet west of Perris Blvd.
 - PA03-0014 (Plot Plan) to construct three industrial warehouse buildings on approximately 73-acre parcel of land in the “I” (Industrial) zoned district and within the Moreno Valley Industrial Area Plan (SP 208). East side of Heacock between Gentian St. and Iris Ave.

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- PA04-0079 (Tentative Parcel Map) for the division of 0.52 acres into 2 parcels single-family residential lots on the north side of Groven Ln. and East of Davis St.
 - PA04-0022 (Tentative Parcel Map) for the division of 1.62 acres into 4 parcels single-family residential lots on the south side of Indian, north of Ebbitide Lane
 - PA04-0016 (Tentative Tract Map 32018) PA04-0057 (Planned Unit Development) to subdivide an approximately 9-acre parcel into 31 single-family residential lots in an R5 zoned area, and a CUP application to allow for a deviation from the requirements of minimum lot widths for planned unit development in the proposed subdivision. Southeast corner of Pigeon Pass and Sunnymead Ranch Rd.
 - PA03-0065 (Tentative Tract Map 31305) to subdivide 22.9-net acres in the R5 zone into 87 single-family residential lots. West side of Nason St. between Fir Ave. and Eucalyptus Ave.
 - PA04-0107 (Plot Plan) to construct approximately 69,000 square foot structure for multiplex theatre with 16 screens and concession, play and game areas on 7.4-acre major mall tenant pad on north side of mall facing State Highway 60. Moreno Valley Mall.
 - PA04-0024 (General Plan Amendment) PA04-0025 (Change of Zone) to repeal the Stoneridge Specific Plan (SP211) and replace the existing General Plan designation of SP 211, and the commercial zoning designations of SP 211 with the following General Plan designations, and zoning designations under the Municipal Code: R-5, R-10, R-15, Community Commercial (CC) and Open Space (OS). In addition, the Circulation Plan of the General Plan was amended to designate Fir Ave. as a Minor Arterial from Nason St. to Eucalyptus Ave.
 - PA04-0161 (Municipal Code Amendment) to amend the municipal code regulations regarding the delineation of zoning boundaries.
 - PA03-0101 (Tentative Tract Map) for the subdivision of a 75.6 gross acre portion of land into 95 single-family residential lots, two (2) detention and cleansing basin lots, one fire access lot and four (4) open space lots within RA-2 (Residential Agricultural – 2) and HR (Hillside Residential) land use districts. Northeast corner of Oliver St. and Juniper Ave.
 - PA03-0115 (Tentative Tract Map 31442) to subdivide 15.8-net acres in the R5 zone into 63 single-family residential lots. West side of Perris Blvd. between Suburban Lane and the Perris Valley Storm Drain.
 - PA04-0054 (Conditional Use Permit) for a new wireless communications facility comprised of three panel antennas and one GPS antenna mounted on an 87' tall stadium light pole plus a 10'x22' equipment building. John F. Kennedy Memorial Park, 15515 Indian St.
 - PA04-0071 (Plot Plan) for a proposed 56-unit apartment complex and various recreational amenities on a 3.59 net acre parcel within the R-20 land use district. Southwest corner of Bay Ave. and Frederick St.

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- PA04-0058 (Senior Housing Complex) to construct a 189-unit Senior Housing Complex on approximately 7.5-acre parcel within the Office "O" designated district at the northeast corner of Perris Blvd. And Eucalyptus Ave.
 - PA04-0026 (Change of Zone) PA04-0027 (General Plan Amendment) PA04-0028 (Plot Plan) to construct a 64-unit apartment complex on approximately 5-acre parcel within the Office "O" designated zone. Will also include a zone change request and General Plan Amendment from "O" Office to R20. Southeast corner of Perris Blvd. and Delphinium Ave.
 - PA03-0168 (Tentative Tract Map 31517) to subdivide a 31.71 net acre site into 83 proposed single-family residential lots and approximately five (5) lettered lots for a first flush basin, water detention basin and various open space purposes within the R-5 (Residential-5) land use district. North side of Kalmia Ave., west of Lasselle St.
 - PA04-0133 (Conditional Use Permit) for a new wireless communications facility comprised of three panel antennas mounted on a 54' monopole and a 4' parabolic wireless antenna plus a 12'x 20' equipment building. Southwest corner of Kiching St. and John F. Kennedy.
 - PA03-0142 (Plot Plan) P03-136 (Specific Plan Amendment) PA04-0037 (Tentative Parcel Map 32189) to develop and subdivide a 28.56 acre parcel of land into twelve (12) lots for the purposes of providing a 305,600 square foot mixed use complex, including a 100,000 square foot anchor retail tenant, restaurants (one potential drive-thru restaurant), general office and various retail uses within the Towngate Specific Plan No. 200.
 - PA04-0001 (Plot Plan) for a 402,540 square foot distribution facility to be developed on Parcel 2 of Tentative Parcel Map No. 31034.
 - PA04-0040 (General Plan Amendment) PA04-0039 (Zone Change) PA04-0041 (Tentative Tract Map 32284) General Plan Amendment and Zone Change from PD (Planned Residential) to R5 for 8.77-net acres and 17.25-net acres to allow for development of 32 lots on the 8.77-acre parcel.
 - PA04-0117 (Tentative Tract Map) P04-126 (Variance) for the subdivision of 1.73 acres into 6 single-family residential lots ranging in size from 7,207 square feet to 13,764 square feet. The variance is to allow for a minimum of 62-foot wide lots instead of 70 feet currently required by R5 zoning.
 - PA04-0036 (Plot Plan) PA04-0159 (Tentative Tract Map) to merge three parcels into one lot and a request to construct a 427,700 sq. ft. industrial building/distribution facility.
 - PA03-0106 (Tentative Tract Map 31618) to subdivide 18.99 net acres in the R3 zone into 56 single-family residential lots ranging in size from 10,000 square feet to 14,240 square feet.

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- PA04-0106 (Tentative Tract Map 32645) to subdivide 2 parcels, totaling 20 gross (18.48 net) acres, into 53 single family residential lots within the R3 zoning district, with lot sizes ranging from 10,003 to 14,238 square feet in size.

Other Development Projects reviewed by the Planning Commission in 2004 as follows:

- P04-005 (Modifications to Conditions of Approval) to modify conditions of approval for Tentative Tract Map No's. 30476, 30714, 30320, and 30321, which currently require the completion of specific public improvements prior to the issuance of Certificates of Occupancy or building final. Between Krameria and Oleander on the east and west sides of Lasselle St.
- P03-040 (Specific Plan Amendment) to modify the land use designation for a 33.24-acre parcel of land within Planning Area No. 5 from office (O) to H (High Density Residential). The applicant proposes a modification to the Towngate Specific Plan No. 200 Design Manual to alter perimeter landscape/edge requirements for all properties along Highway 60. Northeast corner of Eucalyptus Ave. and Towngate Blvd., and areas adjacent to Highway 60 within the Towngate Specific Plan No. 200.
- P04-005 (Modifications to Conditions of Approval) to modify conditions of approval for Tentative Tract Map No's. 30476, 30714, 30320, and 30321, which currently require the completion of specific public improvements prior to the issuance of Certificates of Occupancy of building final.
- P04-144 (Amended Plot Plan) to increase the storage capacity of an existing RV storage facility from 245 to 401 storage spaces, which includes the elimination of semi truck parking.

General Plan Implementation

General Plan Implementation

The Development Code, in combination with the official Zoning Atlas and Design Guidelines, helped implement the Goals and Policies of the General Plan. Adoption of the Development Code culminated over three years of work by citizens of the community, elected officials, appointed boards, committee members and City staff.

The General Plan and the Development Code gives the City of Moreno Valley the tools necessary to guide the development of the City into the next century.

The Planning Commission continued to hold public hearings on amendments to the General Plan and the Development Code. The amendments were approved by the Planning Commission and forwarded to the City Council for their approval.

The following General Plan Amendments were recommended for approval by the Planning Commission in 2004:

PA03-0095 (General Plan Amendment) PA03-0096 (Zone Change) PA03-0097 (Tentative Tract Map No. 31213 to change the land use from Office to R5 in order to subdivide 17.29-net acres into 63 single-family residential lots. Northwest corner of Alessandro Blvd. and Morrison St.

PA03-0110 (Change of Zone) PA03-0111 (General Plan Amendment) PA03-0112 (Tentative Tract Map 31591) to subdivide 10 acres (8.7 net acres) into 33 single-family residential lots; requires Zone Change and General Plan Amendment from C (Commercial) to R5 (Single-family residential 7200 sq. ft. minimum lot size). Northwest corner of Morrison St. and Eucalyptus Ave.

PA00-0035 (Change of Zone) PA00-0036 (General Plan Amendment) PA00-0037 (Pre-Zoning and General Plan Amendment) PA03-0086 (Tentative Tract Map 31592) PA00-0035 and PA00-0036: A Change of Zone and General Plan Amendment from Residential 2 (Up to 2 dwellings per acre) and Hillside Residential to Residential 3 (Up to 3 dwellings per acre) and Open Space, a General Plan Amendment and rezoning prior to annexation to Residential 3 and Open Space, a subdivision of approximately 199 acres into 138 single-family residential lots ranging from 10,012 to 25,906 square feet in area, common ownership lots, open space and trails, on approximately 60 acres east of Perris Blvd. at the east end of Covey Road between Casey Rd. and Manzanita Ave. and approximately 138 acres at the north end of old Perris Blvd., north of the city limits in Riverside County.

PA04-0024 (General Plan Amendment) PA04-0025 (Change of Zone) to repeal the Stoneridge Specific Plan (SP211) and replace the existing General Plan designation of SP 211, and the commercial zoning designations of SP 211 with the following General Plan designations, and zoning designations under the Municipal Code: R-5, R-10, R-15, Community Commercial (CC) and Open Space (OS). In addition, the Circulation Plan of the General Plan was amended to designate Fir Ave. as a Minor Arterial from Nason St. to Eucalyptus Ave.

PA04-0026 (Change of Zone) PA04-0027 (General Plan Amendment) PA04-0028 (Plot Plan) to construct a 64-unit apartment complex on approximately 5-acre parcel within the Office "O" designated zone. Will also include a zone change request and General Plan Amendment from "O" Office to R20. Southeast corner of Perris Blvd. and Delphinium Ave.

PA04-0040 (General Plan Amendment) PA04-0039 (Zone Change) PA04-0041 (Tentative Tract Map 32284) a General Plan Amendment and Zone Change from PD (Planned Residential) to R5 for 8.77-net acres and 17.25-net acres to allow for development of 32 lots on the 8.77-acre parcel.

GENERAL PLAN UPDATE—PLANNING DIVISION ACCOMPLISHMENTS IN 2004

Planning Division staff negotiated an amendment to the professional services agreement with the firm preparing the Draft Environmental Impact Report (DEIR) for the General Plan Update. The contract provisions regarding the scope of work and budget were modified to address cost increases and staff's concerns regarding the content of the biology report and the traffic study report. The traffic study was amended in the summer of 2004 and the biology report was amended in the fall of 2004 to address staff's concerns.

Planning Division staff also made a number of refinements to the text and maps of the draft General Plan and DEIR to reflect changed conditions. For example, in June of 2004, federal and state wildlife agencies issued the permits required for implementation of the Western Riverside County Multi-species Habitat Conservation Plan. In addition, the DEIR land use alternative maps were updated to reflect recently adopted changes to the current General Plan.

The Planning Division continued to work with Traffic Engineering staff on the General Plan Circulation Element and Traffic/Circulation Section of the DEIR.

Project Activity

Project Activity *

SUMMARY OF PLANNING COMMISSION PROJECT ACTIVITY FOR THE PERIOD JANUARY, 2004, THRU DECEMBER, 2004

PROJECT TYPE	TOTAL PROJECTS REVIEWED
Amended Design Manual	-
Change of Zone	6
Conditional Use Permit	7
Conditional Use Permit Amendment	1
Development Agreement	-
Development Agreement Amendment	-
Municipal Code Amendment	2
General Plan Amendment	6
Modification to Conditions of Approval	2
Plot Plan	25
Plot Plan Amendment	1
Reversion to Acreage	-
Specific Plan Amendment	3
Specific Plan Adoption	-
Tentative Parcel Map	7
Tentative Parcel Map Amendment	-
Tentative Tract Map	30
Tentative Tract Map Amendment	-
Tentative Tract Map Variance	-
Variance	4
Master Plot Plan and Related	1
10 Year Capital Plan Amendment	-
TOTAL PROJECTS	95

* This does not include Administrative Approvals that include such projects as: new construction not within 300' of residential, home occupation permits and signs. There were 1213 Administrative Approvals and 554 plan check reviews in 2004.